

157.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

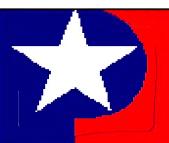
801,200 / 801,200

USE VALUE:

801,200 / 801,200

ASSESSED:

801,200 / 801,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
98		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WAN KAI &	
Owner 2: WU SISI	
Owner 3:	

Street 1: 5343 HEATHER BROOK LN	
Street 2:	

Twn/City: GLEN ALLEN	
St/Prov: VA	Cntry:
Postal: 23059	Type:

PREVIOUS OWNER
Owner 1: HAFNER-UCCELLO MARYANNE T -
Owner 2: -
Street 1: 98 GEORGE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2355 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 8 Ledge
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	6000	Sq. Ft.	Site	0	70.	1.00	7											420,000					420,000
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IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
101	6000.000	380,600	600	420,000	801,200					104498
Total Card	0.138	380,600	600	420,000	801,200	Entered Lot Size				GIS Ref
Total Parcel	0.138	380,600	600	420,000	801,200	Total Land:				GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	340.28	/Parcel:	340.2	Land Unit Type:				Insp Date

06/22/18	12291!
PRIOR ID #1:	104498
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	
PRINT TIME:	
LAST REV DATE:	
LAST REV TIME:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATIO:	

PREVIOUS ASSESSMENT	Parcel ID	157.0-0003-0012.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,800	600	6,000.	420,000	801,400	801,400	Year End Roll	12/18/2019
2019	101	FV	301,000	600	6,000.	420,000	721,600	721,600	Year End Roll	1/3/2019
2018	101	FV	300,300	600	6,000.	354,000	654,900	654,900	Year End Roll	12/20/2017
2017	101	FV	300,300	600	6,000.	324,000	624,900	624,900	Year End Roll	1/3/2017
2016	101	FV	300,300	600	6,000.	276,000	576,900	576,900	Year End	1/4/2016
2015	101	FV	277,900	600	6,000.	240,000	518,500	518,500	Year End Roll	12/11/2014
2014	101	FV	277,900	600	6,000.	222,000	500,500	500,500	Year End Roll	12/16/2013
2013	101	FV	198,000	600	6,000.	211,200	409,800	409,800		12/13/2012

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAFNER-UCCELLO	59953-314		9/7/2012		575,000	No	No		
HAFNER EDWARD/E	25346-535		5/17/1995			1	No	F	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
11/23/2011 1548 Re-Roof 7,555	7/22/2019 Mail Update JO Jenny O
	6/22/2018 Inspected BS Barbara S
	5/22/2018 MEAS&NOTICE BS Barbara S
	12/1/2008 Measured 345 PATRIOT
	12/16/1999 Mailer Sent
	11/29/1999 Measured 268 PATRIOT
	10/1/1991 PM Peter M
	Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	5 - Cape			Full Bath:	2	Rating:	Good	A Bath:			Rating:		RESIDENTIAL GRID				
Sty Ht:	1T - 1 & 3/4 Sty			3/4 Bath:			Rating:										
(Liv) Units:	1	Total: 1		A 3QBth:			Rating:										
Foundation:	2 - Conc. Block			1/2 Bath:	1	Rating:	Good										
Frame:	1 - Wood			A HBth:			Rating:										
Prime Wall:	4 - Vinyl			OthrFix:			Rating:										
Sec Wall:			%														
Roof Struct:	1 - Gable																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	OTHER FEATURES									
Color:	WHITE			A Kits:			Rating:										
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:			Rating:										
Grade:	C - Average																
Year Blt:	1939	Eff Yr Blt:															
Alt LUC:				Location:													
Jurisdct:				Total Units:													
Const Mod:				Floor:													
Lump Sum Adj:				% Own:													
INTERIOR INFORMATION				Name:													
Avg Ht/FL:	STD																
Prim Int Wall:	2 - Plaster			Phys Cond:	VG - Very Good	4.6	%										
Sec Int Wall:			%	Functional:													
Partition:	T - Typical			Economic:													
Prim Floors:	3 - Hardwood			Special:													
Sec Floors:	4 - Carpet	50	%	Override:													
Bsmnt Flr:	12 - Concrete																
Subfloor:				Basic \$ / SQ:	105.00												
Bsmnt Gar:				Size Adj.:	1.28025210												
Electric:	3 - Typical			Const Adj.:	0.97515047												
Insulation:	2 - Typical			Adj \$ / SQ:	131.086												
Int vs Ext:	S			Other Features:	109326												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	398954												
% Com Wall:	% Sprinkled:			Depreciation:	18352												
				Depreciated Total:	380602												
MOBILE HOME				WtAv\$/SQ:	AvRate:		Ind.Val										
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 157.0-0003-0012.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	16X6	G	AV	1991	7.50	T	22.4	101			600		600
More: N	Total Yard Items:	600		Total Special Features:					Total:	600							

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

RES BREAKDOWN

	No Unit	RMS	BRS	FL
	1	7	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,030	131.090	135,019	BMT	100	GFB	75	C	
BMT	Basement	918	68.820	63,177						
TQS	3/4 Story	468	131.090	61,348						
WDK	Deck	256	9.660	2,473						
HST	Half Story	168	131.090	22,022						
PAT	Patio	154	4.570	704						
EFP	Enclos Porch	84	58.150	4,885						
Net Sketched Area: 3,078				Total:	289,628					
Size Ad	1666	Gross Are	3402	FinArea	2355					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc